

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The existing house had a permit approved for a carport by previous owner in 2003; however previous owner actually built a garage extension that encroached into the 25' front setback. The current owner sought a recent siding and window permit and was denied due to the garage encroachment. At this time it was discovered the previous permit's plot plan was measured from the back of curb vs. the actual property line. Via a 2010 permit, the current owner has demolished the encroachment and replaced the garage door and all front façade siding, only to realize upon a new survey that part of the garage encroaches 6 inches into the 25' front setback. The house is oriented at an angle within the lot lines. When the measurement was taken from the side yard portion of the garage and demolished / rebuilt at 90 degrees from the side facade, it left approximately half the garage's width encroaching 6 inches into the front setback. The existing garage configuration is in keeping with current adjacent properties.

Denial of the variance request would require the owner to demolish and reconstruct the entire front façade of the garage. The current garage size is barely large enough to accommodate the length of a Toyota Prius.

Given the owner's good faith effort to comply with all regulations by seeking new permits to remove the pre-existing garage, the remaining encroachment issue was unforeseen as he was unaware of the home's off-set orientation on the lot. Further reduction of the garage's depth would prohibit owner from parking a second car in the (right side of) garage.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The house was built at a slight angle within the lot, as demonstrated by the current survey. The front of the house is 9.2' from the side property line, the rear of the house is 9.5' from the same side property line.

- (b) The hardship is not general to the area in which the property is located because:

Adjacent properties do not appear to have this issue and have larger garages that easily accommodate 2 full-size cars.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The existing, reduced garage configuration will conform with surrounding neighborhood aesthetics, will not impair adjacent properties due to the reduced garage size, nor impair the purpose of the zoning regulations due to the minimal 6 inch encroachment.

PARKING: (Additional criteria for parking variances only.) **N/A**

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

Mail Address _____

7105 Burnside Way TX 78745

Printed _____

Phone _____

DAVID CANCELO

Date 799 2401 1/12/11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

Mail Address _____

Printed _____

Phone _____

Date _____

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

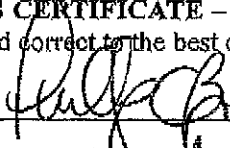
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

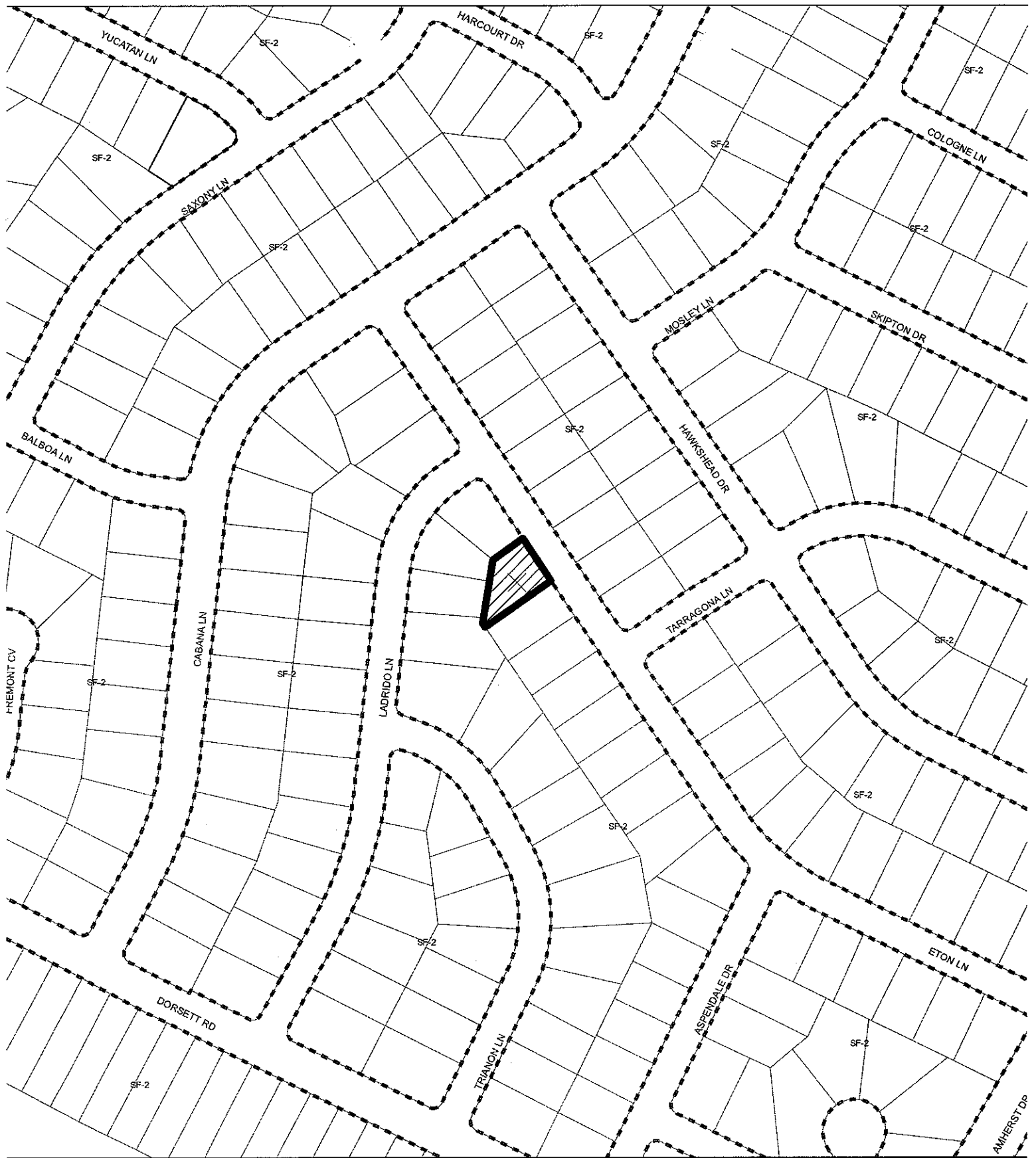
Printed _____ Phone _____ Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3911 Eton Ln

City, State & Zip Austin, TX 78727

Printed Pitman G. Bunce Phone 512-680-6423 Date 13 Jan 2011

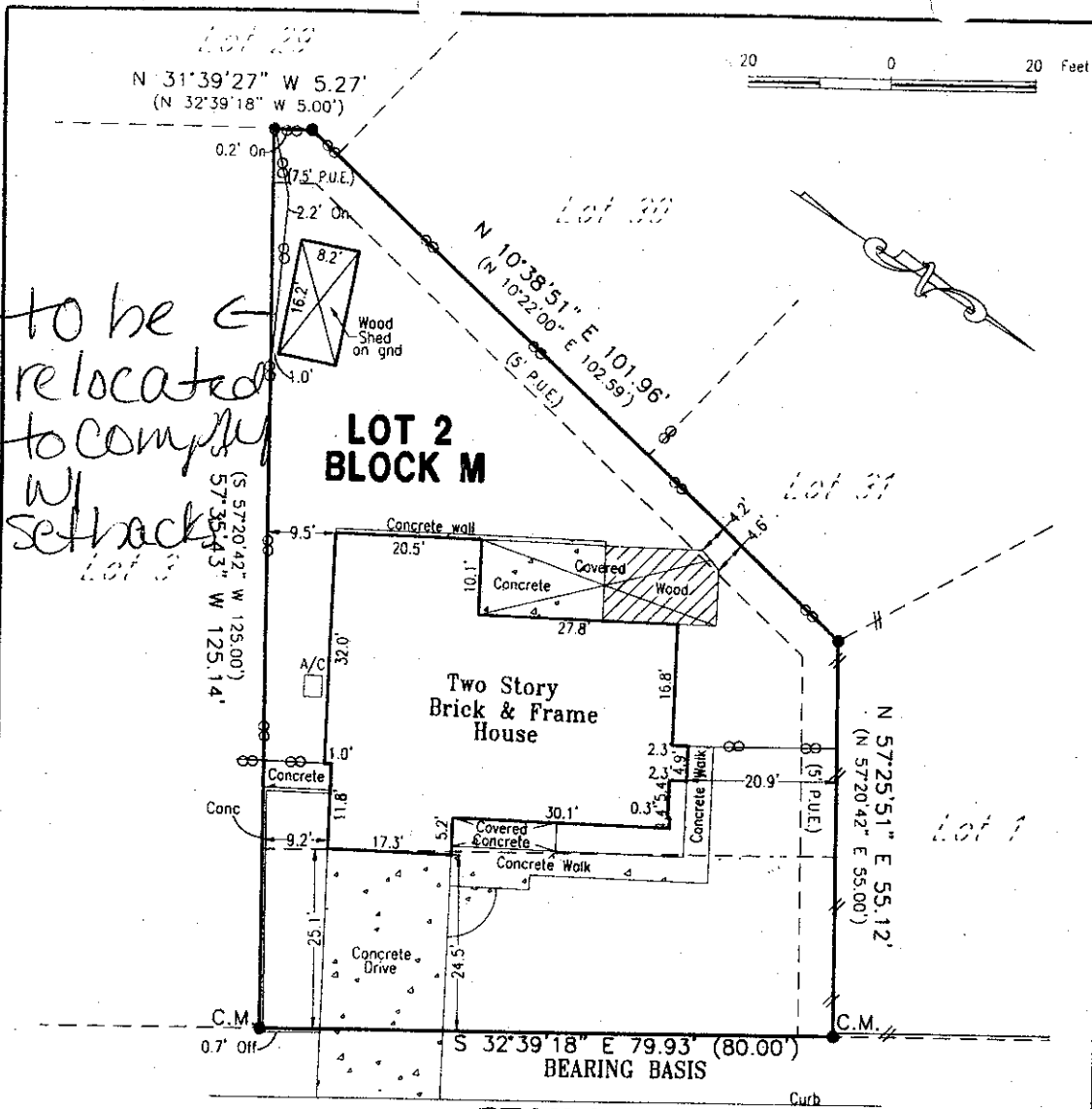


BOARD OF ADJUSTMENTS

CASE#: C15-2011-0013
 LOCATION: 3911 ETON LN
 GRID: K35
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to DEWEY H. BURRIS & ASSOCIATES, at the time of this survey.

SUBMISSION MILWOOD SECTION THREE

LOT: 2 BLOCK: M VOLUME 77 PAGES 1-2 PLAT RECORDS

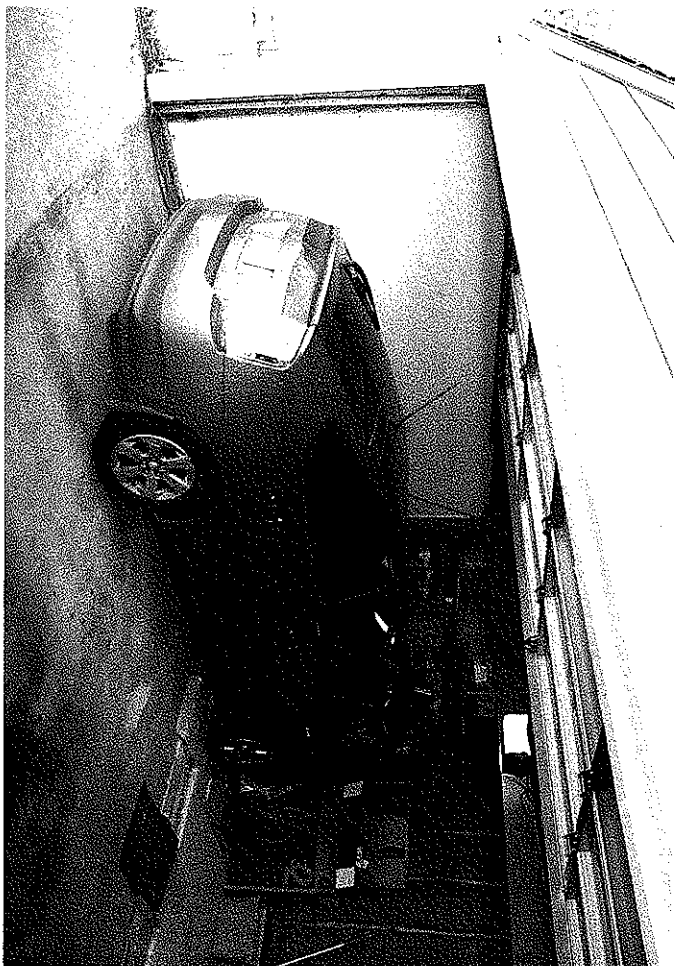
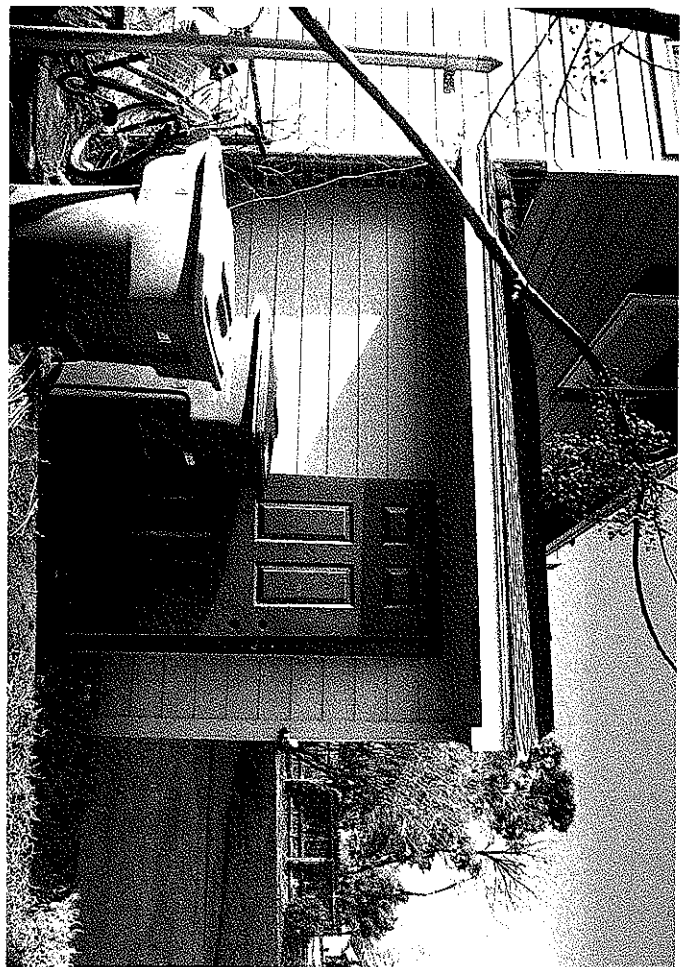
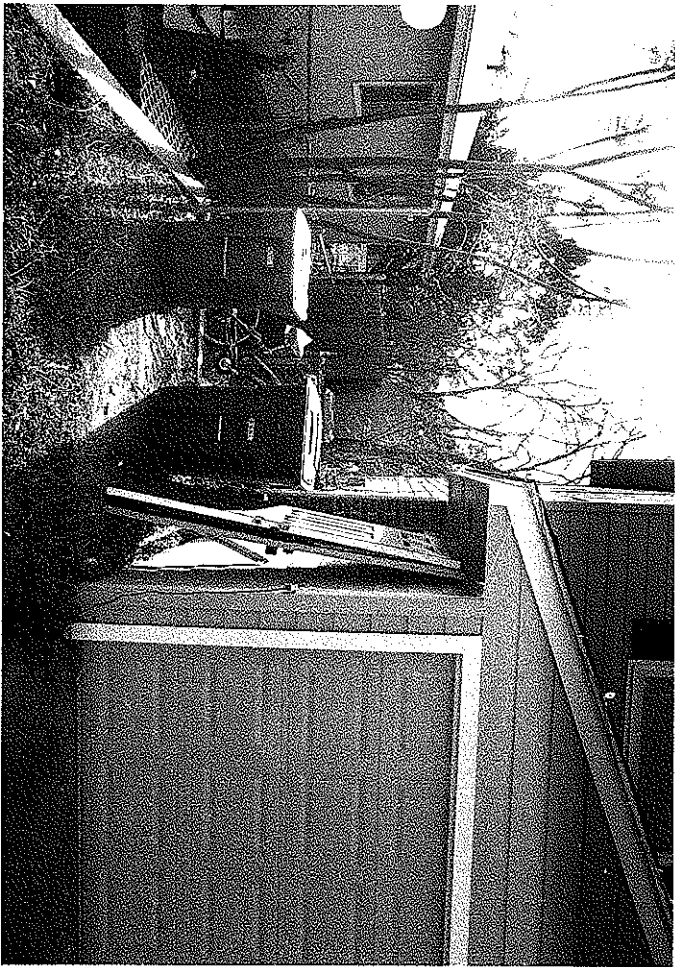
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 3911 ETON LANE

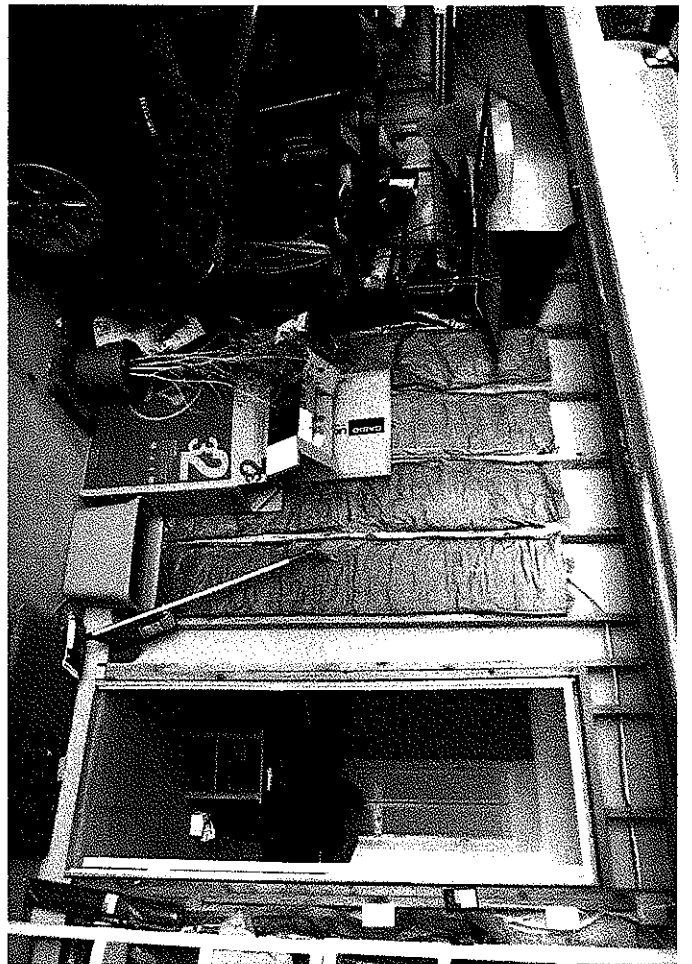
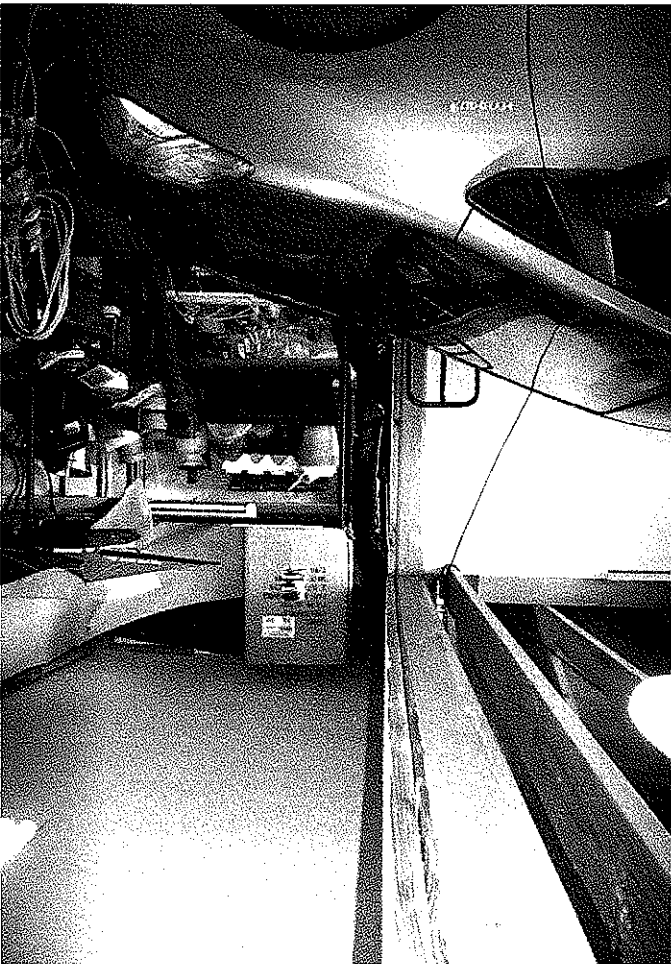
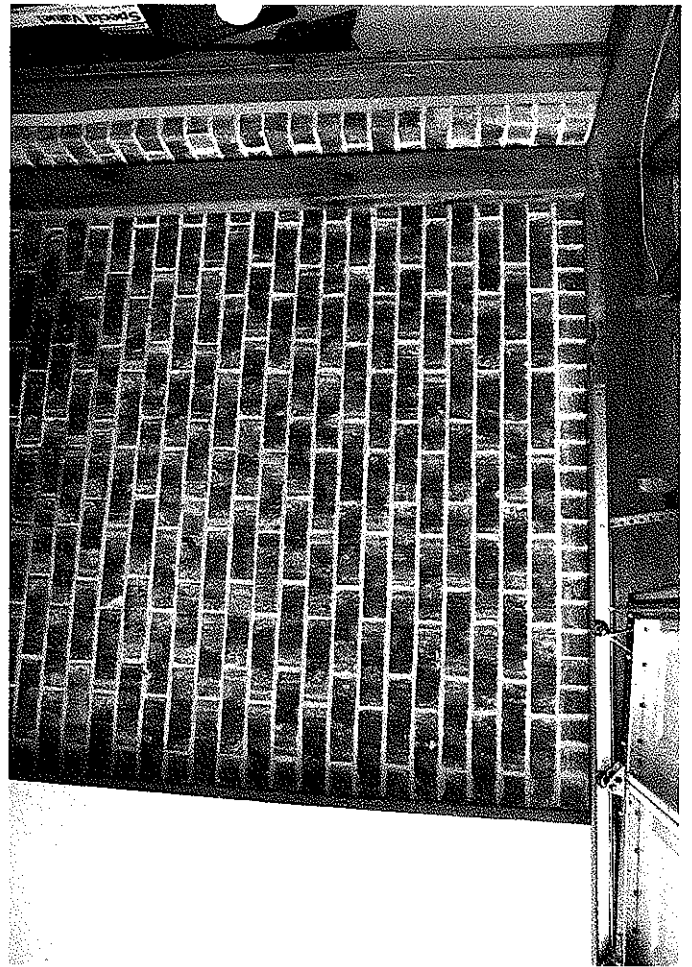
CITY: AUSTIN REFERENCE NAME JESSICA PATTERSON

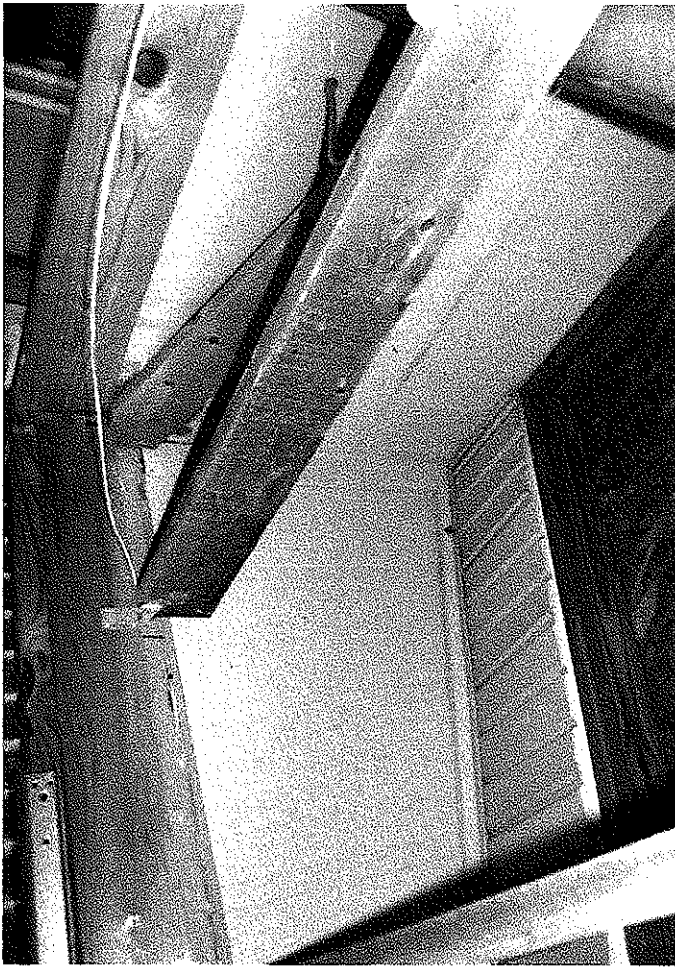


B&G Surveying, Inc.

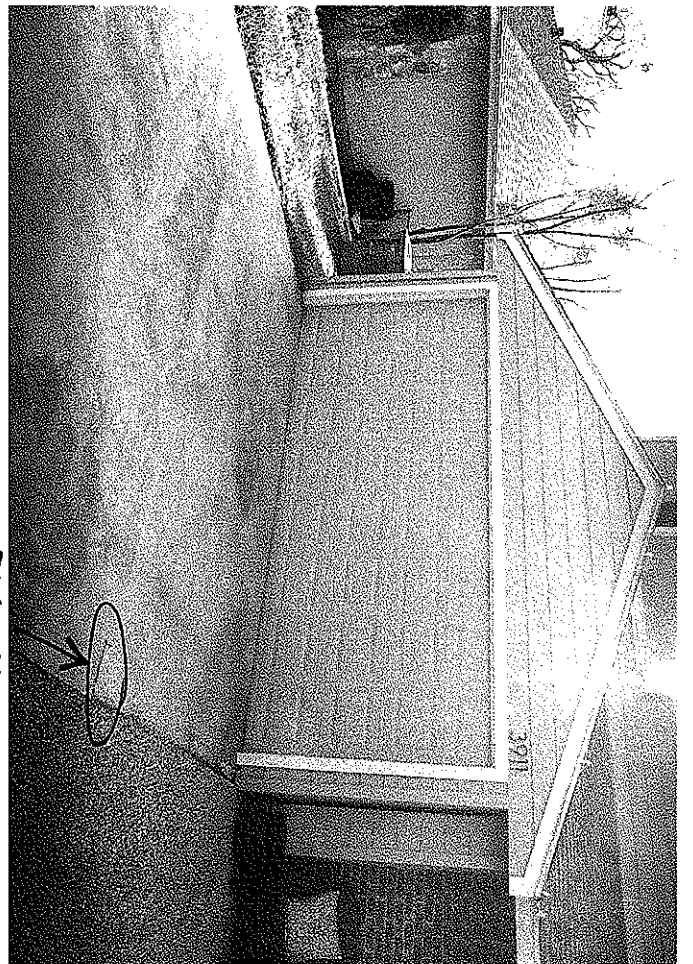
THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0265 H DATED 9/26/08. IT IS REPRESENTED AS IN ZONE "V" LOWEST AT







ORIGINAL GARAGE



ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Daniel Cancelari Phone _____
Email _____ Fax _____
Project Name _____ ☐ New Construction ☒ Remodeling
Project Address 3911 Eton Ln OR
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☒ Underground Voltage RR ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Only for BAA Request to allow/maintain
6" encroachment into 25' front setback on SF3 district.

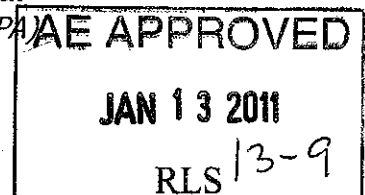
Daniel Cancelari 1-13-11 799 2401
ESPA Completed by (Signature & Print name) Date Phone

Approved: ☒ Yes ☐ No (Remarks on back) _____
AE Representative Date Phone

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.





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ETON LN

CURRENT

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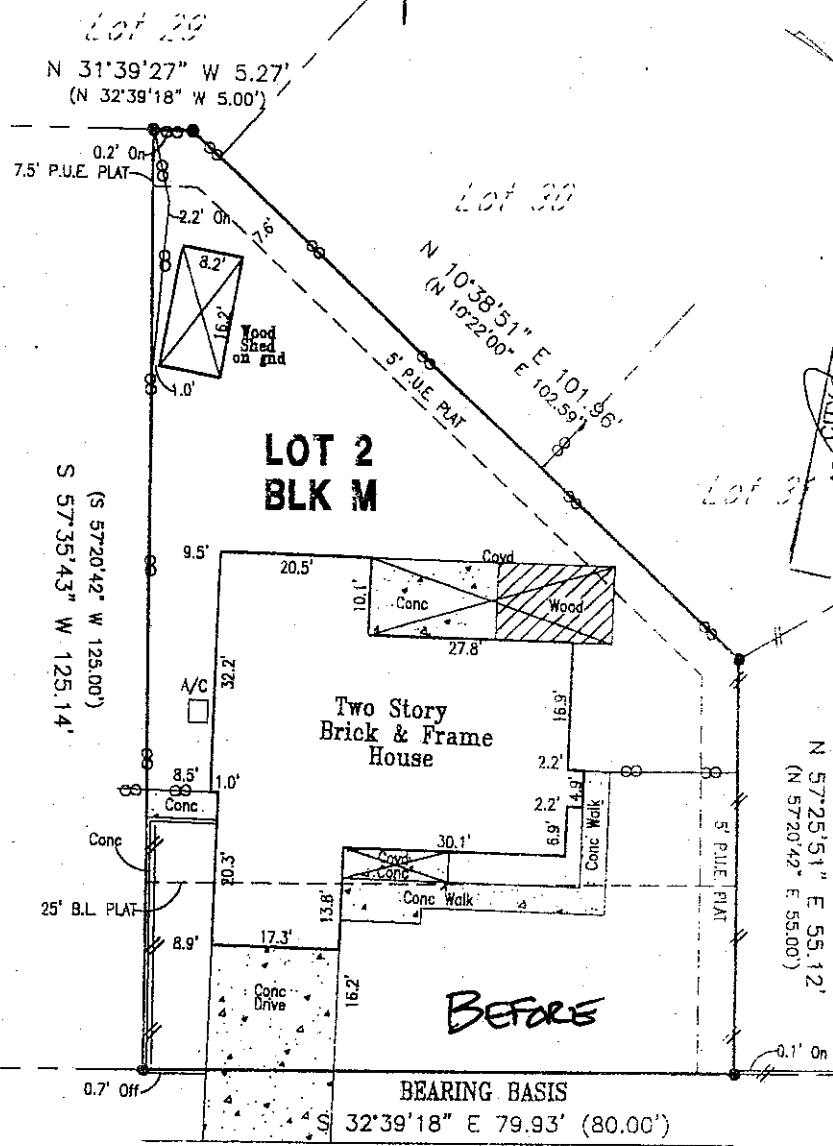
12010

29

28

post on site

0 20 Feet



CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
Date 11-6-09
The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for or approval of any violation of any of the provisions of the current International Building Code or any other ordinance of the City of Austin

ETON LANE

AE APPROVED
OCT 30 2009
303-207
JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines as required by AE & NESC codes.

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

STATE BANK

LandAmerica
Austin Title

Prudential
Texas Realty



3910
7

BEFORE

BY 3911

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3907

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12021

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